

Connells

Copia Crescent
Leighton Buzzard

Copia Crescent
Leighton Buzzard LU7 9SH

for sale
£230,000







Property Description

Situated in a popular part of Leighton Buzzard, this well-presented two-bedroom apartment offers modern living with several standout features. The property opens into a welcoming hallway with two generous storage cupboards, leading into a bright open-plan kitchen/living area (dishwasher will be left & possibly the fridge), ideal for relaxing and entertaining.

There are two good-sized bedrooms, with the master benefiting from its own en-suite shower room, while a separate family bathroom serves the second bedroom and guests. Further benefits include gas central heating, an allocated parking space, and visitors' parking within the area.

Well located for local amenities and transport links, this apartment is an ideal choice for first-time buyers, professionals, or investors.

Viewing is highly reccomended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator. 2 storage cupboards. Loft access. Laminate flooring.

Lounge

11' 11" x 15' 2" (3.63m x 4.62m)

2 double glazed windows. 2 radiators. Cupboard housing boiler. Laminate flooring.

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)

Fitted kitchen with wall and base units. Tiled splashback. Stainless steel sink and drainer. Gas hob. Electric oven. Extractor fan. Integrated washing machine. Space for fridge freezer. Plumbing for dishwasher. Tiled flooring.

Bedroom One

11' 8" x 9' 2" with recess to door (3.56m x 2.79m with recess to door)

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Double shower cubicle. Extractor fan. Wash hand basin. WC. Radiator. Tiled flooring.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Double glazed window. Radiator. Carpeted flooring.

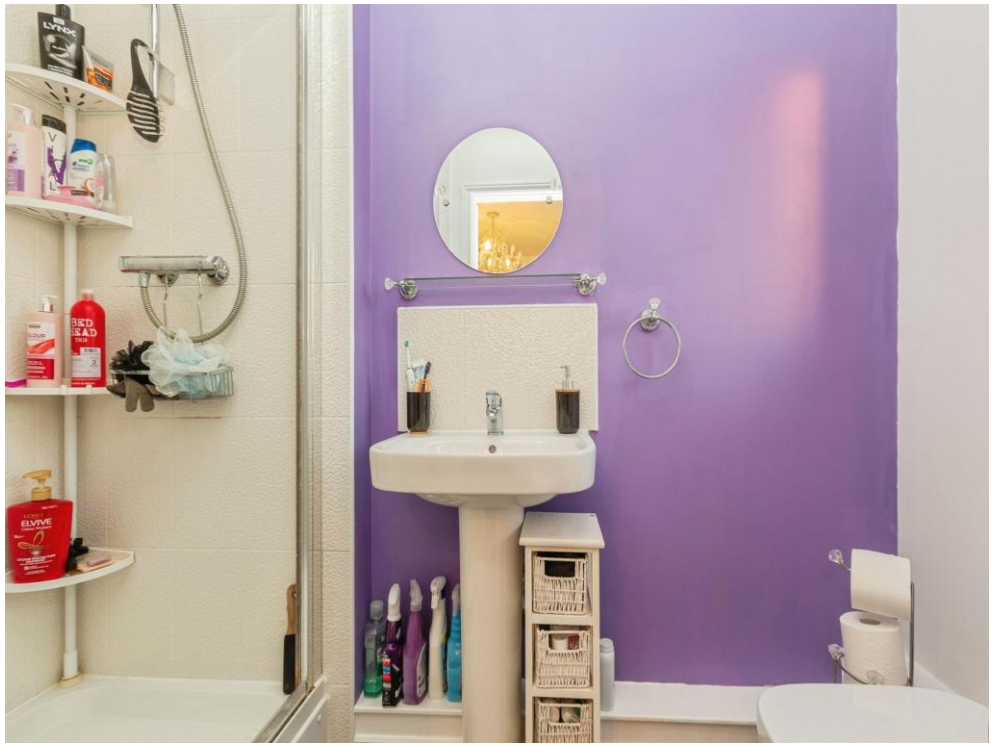
Bathroom

Bath with shower over. WC. Wash hand basin. Partly tiled walls. Radiator. Tiled flooring.

Parking

1 allocated parking space.


Hocus Pocus









Total floor area 63.9 m² (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: B

Service Charge: 1500.00

Ground Rent: 380.68

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311452

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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